

# EXHIBIT “C”

**RESIDENTIAL BROKER PRICE OPINION**

Loan # \_\_\_\_\_  
 REO # \_\_\_\_\_ This BPO is the ☐ Initial ☐ 2nd Opinion ☐ Updated ☒ Exterior Only DATE: 7/3/2012  
 PROPERTY ADDRESS: 184 DAHLIA DRIVE SALES REPRESENTATIVE: PHH  
MASTIC BEACH, NY 11951 CLIENT NAME: GUZZETTA, DAVID  
 FIRM NAME: American Way Real Estate COMPLETED BY: \_\_\_\_\_  
 PHONE NO: 6313313100 FAX NO: \_\_\_\_\_

**I. GENERAL MARKET CONDITIONS**

Current market condition: ☐ Depressed ☒ Slow ☐ Stable ☐ Improving ☐ Excellent  
 Employment conditions: ☒ Declining ☐ Stable ☐ Increasing  
 Market price of this type property has: ☒ Decreased 1 % in past 6 months  
☐ Increased \_\_\_\_\_ % in past \_\_\_\_\_ months  
☐ Remained Stable  
 Estimated percentage of owners vs. tenants in neighborhood: 65 % owner occupant 35 % tenant  
 There is a ☐ Normal Supply ☒ Over Supply ☐ Shortage of comparable listings in the neighborhood  
 Approximate number of comparable units for sale in neighborhood: 15  
 No. of competing listings in neighborhood that are REO or Corporate Owned: 33  
 No. of boarded or blocked-up homes: 33

**II. SUBJECT MARKETABILITY**

Range of values in the neighborhood is \$: 50,000.00 to \$ 99,000.00  
 Subject is an: ☐ Over improvement ☐ Under improvement ☒ Appropriate improvement for the neighborhood  
 Normal marketing time in the area is: 120 days  
 Are all types of financing available for the property? ☒ Yes ☐ No If no, explain: \_\_\_\_\_  
 Has the property been on the market the past 12 months? ☐ Yes ☒ No If yes, \$ \_\_\_\_\_  
 To the best of your knowledge, why did it not sell? \_\_\_\_\_  
 Unit type: ☒ single family detached ☐ condo ☐ co-op ☐ mobile home  
☐ single family attached ☐ townhouse ☐ modular  
 If condo or other association exists Fees \$ 0.00 ☒ monthly ☐ annually Current? ☒ Yes ☐ No Fee Delinquent \$ \_\_\_\_\_  
 The fee includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis Other \_\_\_\_\_  
 Association contact: Name: \_\_\_\_\_ Phone No: \_\_\_\_\_

**III. COMPETITIVE CLOSED SALES**

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address:	184 DAHLIA DRIVE	218 Monroe Dr			154 Whittier Dr			183 Maywood Dr		
Proximity to subject:		4 blocks REO/Corp <input type="checkbox"/>			1 block REO/Corp <input type="checkbox"/>			1 mile REO/Corp <input type="checkbox"/>		
Sale Price:	\$	\$ 55,000.00			\$ 55,000.00			\$ 68,000.00		
Data Sources	Assessor	MLS			MLS			MLS		
Price/Gross Living Area	70.4	55			55			64.76		
Sale Date/Days on Mkt.		2/23/2012 33			05/14/2012 200			03/20/2012 27		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)Adj			DESCRIPTION +(-)Adj			DESCRIPTION +(-)Adj		
Sales/Financing Concessions		0			0			0		
Location	Average	Average			Average			Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site (Lot size)	0.37	0.33			0.39			0.37		
View	Average	Average			Average			Average		
Design and Appeal	Average	Average			Average			Average		
Quality of Construction	Average	Average			Average			Average		
Age	65	70			60			59		
Condition	Average	Average			Average			Average		
Above Grade	Total Bdms Baths	Total Bdms Baths			Total Bdms Baths			Total Bdms Baths		
Room Count	4 2 1	5 2 1			6 3 1			5 2 1		
Gross Living Area	980 Sq.Ft.	1000 Sq.Ft.			1000 Sq.Ft.			1050 Sq.Ft.		
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	oil	oil			oil			oil		
Energy Efficient Items	0	0			0			0		
Garage/Carport	2CarAtt	2CarAtt			2CarAtt			2CarAtt		
Porches, Patio, Deck	Porch/ Patio/ Deck/ Fireplace	Porch/ Patio/ Deck/			Porch/ Patio/ Deck/			Porch/ Patio/ Deck/		
Fireplace(s), etc.										
Fence, Pool, Etc.	Fence	Fence			Fence			Fence		
Other	0	0			0			0		
NET Adj (total)		+ - 0.00			+ - (2,000.00)			+ - 0.00		
Adjusted Sales Price of Comparables		55,000.00			53,000.00			68,000.00		